



## FALL QUARTERLY MEETING – MINUTES

### September 15, 2020 @ Brann's W. Leonard @ 4PM

**PRESENT:** Brendan Kelly (Well Being), Jeff Joyce (Mieras Shoes), Caylie Peet ( Rockford Construction), Johnny Brann Jr. (Brann's Restaurants), Dan Grinwis (WLBA), Officer Tony Leonard (GRPD), Amber L. Behrendt (Choice One Bank), John Wynbeek (Genesis Non-Profit Housing), Kim DeStigter (DeStigter Architecture & Planning), Annette Vandenberg (WGNO)

#### DISCUSSION:

- Call to order, Welcome and Introductions – JohnB
- Review of minutes from last meeting - DanG
  - Nothing recent due to covid circumstances – Haven't been able to actually meet
- Treasurer's Report - DanG
  - Financial – handouts attached
    - Very healthy bank balance for an org with no paid staff and no 'brick and mortar' (West Grand Neighborhood Org. graciously provides us with mail and telephone services)
    - Will be looking for local projects and initiatives to support if anyone has suggestions
    - Had some discussion of the types of things we've supported in the past: back pack giveaways, Gilda's Walk, mural, etc.
- Secretary's Report – DanG
  - Membership – handouts attached
    - WLBA supports all business in this district and appreciates those who in turn support WLBA
- Public Safety Update
  - GRPD
    - Excessive crime in the district and throughout the City
    - GRPD is doing its best against adverse circumstances
    - Shut down of a lot of 'after hours' venues has left many with nothing to do and no place to go so they are congregating spontaneously (illegally) wherever they can: Lanning's lot, Walker and White car wash lot, Fish Ladder Park, etc.
      - Creating havoc for GRPD and lots of after-party cleanup for business and property owners
    - Excess violence; many shootings
    - Allocating OT
    - Targeted patrols throughout the City to get ahead of the crime before it happens
    - New recruits coming on; hiring as fast as possible but barely keeping up with attrition
    - Hopefully getting past the defunding initiative
    - Fielded some questions about recruiting, academy requirements, etc.

- GRFD – n/a
- Neighborhood Business Alliance (NBA) Update – AnnetteV
  - Have not met due to Covid
- Project One/Art Prize/After Dark – AnnetteV
  - Only thing really going is the After Dark projects for which WGNO is the Fiduciary
- West Grand Neighborhood Organization – AnnetteV
  - Fully ensconced in new digs at 754 W. Leonard Ste B
    - Thank you, Mindscape, for the donation of some office furnishings
  - Received ATPA grant from State Police for Auto Theft Prevention Program - \$67K
  - Awarded a Community Block Development Grant from the City (annual)
  - Awarded a grant to conduct covid relief activity
  - Received support from the West Side CIA
  - Cutting some hours to stay ahead of reduced revenue due to intentionally not pursuing memberships currently
- WestSide Corridor Improvement Authority (CIA) Update – JohnB
  - CIA meets monthly – all are welcome
  - West Side Banner Project up and down W. Leonard and Seward
    - Great project; big difference in the corridor
  - West Side Façade Grant (<https://www.grandrapidsmi.gov/Government/Boards-and-Commissions/West-Side-Corridor-Improvement-Authority>)
    - Several businesses have benefited from this grant money to improve their buildings, install cameras, do CPTED related improvements
      - BTW: The CIA finance training of a few from the Neighborhood Org. to be trained to do CPTED analysis in our district; take advantage of this benefit
        - Crime Prevention Through Environmental Design
  - West Side Outdoor Furniture Grant ([use above url or click here](#))
    - Several have taken advantage of this as they move outside and into social zones
    - If you have questions about either of these grants, DanG can help you as he also is on the CIA Board
  - Entryway signage into W. Leonard, W. Fulton, and Stockbridge
    - Coming soon; GRCity is tweaking the rules to make it possible
  - Changes in the District
    - Development on W. Leonard
      - Genesis Non-Profit Housing (<http://www.genesisnphc.org/index.htm>) at 851 W. Leonard
      - Leonard St. Partners next to DeVries Jewelers
        - Interphase Office Furnishings
        - Paradigm Design
        - Some other smaller spaces to be filled yet
        - Add possibly 30 jobs on W. Leonard
      - Probably see movement soon on the Lanning’s building soon
      - And a few others in the works too early to comment on
- Old Business
  - Treasurer Position at WLBA is vacant and needs to be filled along with Secretary
    - Amber from Choice One Bank expressed interest in knowing more about expectations for this position

- New Business
  - John Wynbeek of Genesis Non-Profit Housing: W. Leonard Apartments Project
    - With Kim DeStigter of DeStigter Architecture & Planning who has worked on Genesis projects in the past (St. James and others)
    - Genesis has done 315 apartments in the area – primarily targeted to provide permanent, supportive housing for special needs individuals and families
  - 851 W. Leonard – former funeral home
  - Will remove the later additions to the building and retain the 2 story central structure which was built in 1931 and preserve it’s beautiful historical character and then surround that with 3 story additions that complement that structure to the east, west and south resulting in an apartment above the central building surrounded by an additional 37 apartments
  - Genesis purchased the building 2 years ago with this project in mind
  - 32 single bdrm and six 2bdrm apartments
  - Will apply for tax credits to make it affordable and subsidized
  - Collaborate with Network 180 for referrals for mental health and with Pine Rest
  - May work with Dwelling Place for property management
  - Looking for a letter of support to the Planning Commission (Eliz. Z) prior to their Sept. 24 meeting where Genesis is requesting approval to rezone the property from Traditional Business District to Special District – Planed Redevelopment District and may need a parking waiver
- Other Business? n/a
- Next Meeting: Tentatively December 15 at 4PM at Brann’s/W. Leonard (unless we cancel for holidays)
- Action Items Summary
  - Dan to follow up on a letter to Planning for Genesis
  - Dan to follow up with Amber
- Adjournment – John B at approx. 5pm

## Treasurer’s Report

### Small Business Checking Account – Mercantile Bank

Balance on Hand as of 2020.03.17	\$11,266.31
<u>Credits/Income</u>	
Mieras Family Shoes   20/21 – 1 Memberships x \$100.00 each	\$100.00
Able Mfg.   20/21 – 1 Memberships via Stripe x \$94.80 (\$100 minus fee)	\$94.80
Brann’s – 1 Banner x \$300 each	\$300.00
Mieras – 2 Banner x \$300 each	\$600.00
Donation in lieu of dues – 1 @ \$100	\$100.00
Donation in lieu of dues – 1 @ \$50	\$50.00
Subtotal Credits/Income	\$1,244.80
<u>Debits/Expenses</u>	
VizCom Media for Banner Patches   9 @ \$11.00 plus tax and fees	\$107.98
Gilda’s Club – Westside Walk   @ \$100.00	\$100.00
State of Michigan – Lara – Annual Corporation Filing Fee	\$20.00
Subtotal Debits/Expenses	<u>-\$227.98</u>

Outstanding (promised but not received or posted; or committed but not spent)	\$0
Subtotal Outstanding	\$0.00
Net Total of Activity	<u>\$12,283.13</u>
Balance on Hand in Mercantile Small Business Checking 2020.09.15	\$12,283.13
Operational Cash on Hand 2020.09.15	\$12,283.13

**List of supporting members as of September 15, 2020:**

**FY 2020/2021 (41)**

Able Manufacturing  
 Agri-Med  
 Arnie's  
 B&E Sealcoat  
 Belden Brick  
 Bibles for Missions Thrift Store  
 Bradco/Lentz  
 Brann's Steakhouse & Grille (West Leonard)  
 Bridge St. Market  
 Choice One Bank  
 Credit Union One  
 DAC Industries  
 DeVries Jewelers  
 Dr. James Smith  
 Fence Consultants  
 Forever Ink  
 Fox Transport Services  
 German Auto Service  
 Jack's Service Center  
 Jedco  
 John Ball Zoo  
 Kent Quality Foods  
 Leyen & Son Meats  
 Long Road Distilleries  
 Mercantile  
 Mieras Family Shoes  
 Mitten Brewing  
 Nature's Releaf  
 Neighborhood Provisions  
 North Lakeshore Partners LLC  
 Oak Flint  
 Oasis of Hope Center  
 Rainbow Music  
 Rockford Construction  
 Shade Shop  
 Shakedown Street  
 Steepletown Neighborhood Services  
 Two Scotts BBQ  
 Wenger's Bowling  
 West Grand Neighborhood Organization  
 Williams Distributing

## **OUTSTANDING ACTION ITEMS**

- ALL: need a new treasurer for WLBA; Johnny will talk to the Bank
- WestSide Trolley
- DASH Service
- WLBA Committees
- Christmas lighting along the main business corridor
- WLBA Newsletters
- More consistent maintenance of the WLBA website and FB page
- Review Meeting times and venues; speakers; food
- Public Safety providers appreciation day

## **WLBA goals**

- Increase membership and revenue
- Increase local contributions
- Identify worthy and appropriate projects
- Increase involvement and activity
- Contribute to further enhancement of the business district